



Delegated Report

Householder Planning Application

Application No:	20211462
Location:	17 Dashwood Road, Northfleet, Gravesend, Kent, DA11 7LY
Description:	Erection of a dormer window to the rear roof slope.
Applicant:	Mr And Mrs G Whitehead
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 26/11/2021;
Drawing no. 2175/01 - Rev. A - Site Location Plan and Existing Block Plan;
Drawing no. 2175/02 - Rev. A - Existing Floor Plans;
Drawing no. 2175/03 - Rev. A - Existing Elevations;
Drawing no. 2175/04 - Rev. B - Proposed Floor Plans;
Drawing no. 2175/05 - Rev. B - Proposed Elevations;
Drawing no. 2175/06 - Rev. A - Proposed Block Plan.

Relevant Planning History

Application No.	Description	Status	Decision
20110566	Application for the approval of conditions 2, 3, 4, 5 and 6 (a-c) of planning permission 20110318 relating to details and samples of the external facing materials, details of a hard landscaping scheme, details of a proposed refuse storage area, details of a soft landscaping scheme and contaminated land assessment	APPROVAL OF DETAILS	23.08.2011
20110318	Demolition of existing building and erection of a terrace of 3no. two storey three bedroom dwellings with rooms in the roof space and dormer windows in front roof slopes and with parking provision at the front.	PERMITTED	27.06.2011
20100949	Demolition of existing building and erection of a pair of two storey, four bedroom semi-detached dwellings each with dormer window in rear roof slope and room in roof space and two car parking spaces.	PERMITTED	16.12.2010

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS18 - Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020
- SPG 4 - KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guidance SPD (2021)

Consultations, Publicity and Representations

Consultees

KCC - Heritage - I have no archaeology comments to make on this application.

Neighbouring properties

A notice was displayed on site 2nd December 2021.

In addition, six surrounding properties were consulted and no representations were received. The consultation period expired 24th December 2021.

Officer's Analysis

17 Dashwood Road is an end of terrace dwelling located on the western side of the highway. The two storey terraced properties have habitable rooms within the roof space and a shared driveway in the frontage. The terrace was granted permission in 2011.



Design, Character and Appearance

This application proposes to erect a dormer window on the rear roof slope. The dormer will have a flat roof, will increase the usable floorspace within the loft and have the following dimensions:

- Depth - 2m
- Width - 2.85m
- Height - 1.75m

The dormer is set-down from the ridge by 1.2m and is inset from both the edges of the roof and the eaves. It will create addition head height in the ensuite bathroom and enlarge the master bedroom. The dormer have a single window, which will be conditioned to ensure it is obscure glazed.

Overall, the dormer is not excessive in size or bulk, will be finished using matching materials and will not have any impact on the character and appearance of the property nor street scene. Therefore it is considered to be appropriate design in accordance with Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

The proposed development provides acceptable living conditions that safeguard the amenity of existing and future occupiers in accordance with Policy CS19 (LPCS).

Neighbouring Amenity

The development will not cause any detrimental impact on the amenity of the neighbour in terms of loss of light, sense of enclosure or outlook. As such, the application is considered to safeguard the amenity of the adjoining properties in accordance with Policy CS19 (LPCS).

Parking and Highways

There are no parking or highway concerns with this proposal. The development will not increase the number of bedrooms in the property and therefore the existing parking provision is considered acceptable.

Conclusion

The application has been fully considered and is in accordance with local and national planning policy.

The dormer window is not excessive in size or bulk, it will be set-down and set-in from the edges of the roof, and will have no impact on the appearance of the property or the character of the street scene. The extension will safeguard the amenity of future occupiers, as well as neighbouring properties, and will have no impact on highways or parking.

Therefore, it is recommended that planning permission is granted.

Recommendation

Permission

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	21 st January 2022	Dated:	24 th January 2022